

Minutes
Historic District Commission Meeting
Monday, April 21, 2014
Town Hall Meeting Room, Old Town Road
7:00 pm

Present: Members: Chair William Penn, Vice Chair Martha Ball, Douglas Gilpin, Michael Ballard, Claire McQueeny, Mark Vaillancourt, and Dennis Riordan. Teresa Chmiel, Administrative Assistant was present for the recording of the minutes.

Call to Order

Chair William Penn called the meeting to order at 7:00 pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes

Ms. McQueeny made a motion, seconded by Mr. Gilpin, to approval the minutes of March 17, 2014 with minor corrections.

6 Ayes (Penn, McQueeny, Gilpin, Ballard, Riordan, and Vaillancourt)
1 Abstain (Ball)

0 Nays

Sign Application:

Albion Condominium. Plat 6, Lot 3-2. Application by Matthew King of Topside Café to install new signs.

Kelly Walsh co-owner of Topside Café presented. She is proposing four (4) new signs for her business Topside Café. Ms. Walsh submitted photographs of the building site where the proposed signs will be located. The applicant proposed a wall sign, a free standing sign, and two signs located above the doors on the north and west side of the building. Mr. Gilpin asked about the egress light over the doors. The Commission suggested to the applicant to consider relocating the signs proposed above the doors to the side walls.

Mr. Gilpin made a motion, seconded by Mr. Vaillancourt, to continue the application to April 29, 2014 at 12:00. The Commission asked the applicant to return with the following:

- Computation of the square footage of signs;
- Documentation of the previously approved freestanding sign; and
- The location of signage on the building with consideration of the egress light.

7 Ayes (Penn, Ball, McQueeny, Gilpin, Ballard, Riordan, and Vaillancourt)

0 Nays

Andiamo, LLC. Plat 6, Lot 88. Application by Caren Ford of Blockheads to install new signs.

Caren Ford business owner of Blockheads presented. She is proposing two new signs for her business to be installed in the same location as the former retail shop “Wags and Giggles”. Discussion ensued regarding the goose neck lamps, as well as, proposed and existing signs located within the band on the building. The Commission asked the applicant, if she would consider removing the lights and cap off the electrical box to allow the proposed signs to fit within the band. The applicant will discuss the suggestion with the owner. Upon reviewing the sign application, the Commission question the location of the sign “Block Island Cigar”, which faces Weldon’s way. The Commission asked the Clerk to research the decision of the sign in question.

Mr. Penn made a motion, seconded by Mr. Ballard, to continue the application for Plat 6, Lot 88 to April 29, 2014 at 12:00.

7 Ayes (Penn, Ball, McQueeny, Gilpin, Ballard, Riordan, and Vaillancourt) 0 Nays

Preliminary Review/Final Review:

BI Land Trust & BI Conservancy. Plat 5, Lot 5-3 & 5-5. Application by Barbara MacMullen and Bill Comings for the creation of Conservation/Recreation Area.

Ms. Ball recused herself.

Derek Van Lent, Landscape Architect for Van Lent Landscape Architect and Bill Comings president of BI Conservancy presented on behalf of the BI Land Trust and BI Conservancy. Mr. Van Lent discussed the following issues with the Commission and stipulated to the following:

Derek Van Lent, Van Lent Landscape Architect and William Comings presented on behalf of the Block Island Land Trust and Block Island Conservancy, Inc. The applicants are before the Commission asking for preliminary and final review. Mr. Van Lent explained traditionally the lot has been used for parking. The proposed change is to create a recreational area with parking for cars and bicycles, footpaths, observation platform and a stabilized historic foundation for public recreational use. The structure has been removed from the foundation; the stone foundation will remain in place.

Mr. Van Lent explained the Solviken property is owned by the Block Island Land Trust and Block Island Conservancy. The applicants submitted the following documents for discussion and review:

- Documentation on Existing Ecological Conditions
- Photographs of the site and elevations
- 200’ Abutters Radius Map
- Site Improvements with Existing Topography
- Grading, Planting and Erosion Control Plan
- Administrative Subdivision Plan

- Observation Platform Framing Details
- Stabilized Foundation Wall Plans
- Hay Bale Erosion Control Details
- Permeable Paving Details
- Steel Edging Details
- Bench Design Details
- Granite Stone Compass Details
- Silt Fence Details

Mr. Penn made a motion, seconded by Mr. Vaillancourt, to approve preliminary and final review for BI Land Trust and Block Conservancy, Plat 5, Lot 5-3 & 5-5 as presented by Derek Van Lent based on the following findings of fact:

- The location is within the Historical District; and
- A new innovative approach to a lot that has been vacant for years.

6 Ayes (Penn, McQueeney, Gilpin, Ballard, Riordan, and Vaillancourt) 0 Nays
1 Recuse (Ball)

Ms. Ball rejoined the meeting.

Island Enterprises, Inc. Plat 8, Lot 84. Application by Frank DiBiase, Jr. to locate a seasonal tent on the south lawn.

David Houseman General Manager for the Spring House Hotel presented on behalf of the owner.

The Commission received a letter from Virginia Hesse, Historical Preservation & Heritage Commission dated January 23, 2014. In the letter, Ms. Hesse granted approval for the installation of a smaller seasonal tent measuring 34' x 28'; she stipulated the structure was temporary and must be removed entirely (including the metal frame) to the ground in the off-season.

The Commission concurred a smaller tent would be appropriate with the ridge height and hip roof, as well as, the removal of the structure after each season. The Commission discussed the awning color, Mr. Penn asked the Clerk to contact Ms. Hesse on the color preference. Mr. Houseman asked for approval on a tan color canvas.

Mr. Penn made a motion, seconded by Mr. Gilpin, to approve the 34' x 28' seasonal tent for Island Enterprises, Inc. Plat 8, Lot 84 based on the following findings of fact:

- The approval is for a 34' x 28' temporary tent;

- The approval for the seasonal tent is for the ridge height/hip roof design; and
- The approval is conditional based on the color stipulated by Ms. Hesse.

7 Ayes (Penn, Ball, McQueeny, Gilpin, Ballard, Riordan, and Vaillancourt)

0 Nays

Island Enterprises, Inc. Plat 8, Lot 84. Application by Frank DiBiase, Jr. for screening of condensing units.

David Houseman General Manager for the Spring House Hotel presented on behalf of the owner.

The Commission received a letter dated January 23, 2014 from Virginia Hesse, Historical Preservation & Heritage Commission to Glen Fontecchio re: Spring House Historic Preservation Easement and Condensing Units. (See Attached) The Commission will base their approvals on future installments of a/c units upon the decision from Ms. Hesse.

Mr. Ballard made a motion, seconded by Mr. Gilpin, to approve the screening of condensing units of Island Enterprises, Inc. Plat 8, Lot 84 based on the following findings of fact:

- The approval is for the relocation of the a/c units as proposed;
- The approval is based on the screening of shrubby on the southern end; and
- The approval is based on the stipulation of the letter from Virginia Hesse dated January 23, 2014.

7 Ayes (Penn, Ball, McQueeny, Gilpin, Ballard, Riordan, and Vaillancourt)

0 Nays

Town of New Shoreham. Plat 6, Lot 146. Application by Margaret Comings to construct wooden staircase, and approval for granite marker and pavers.

Mr. Gilpin recused himself, as he is a former member of the Old Harbor Task Force.

Margaret Comings presented on behalf of the Town of New Shoreham. Ms. Comings explained the Town received an assent from Coastal Resources Management Council (CRMC) to: “construct a 6-foot-wide wooden stairway for public access over a coastal bluff located at “Mary D. Park” off Water Street located at plat 6, lot 146; Water Street, New Shoreham, RI, in accordance with said plans submitted to this Council and approved by this Council.” Ms. Comings discussed the preference for a four (4’) foot wide wooden staircase.

Ms. Comings discussed the following issues with the Commission and stipulated to the following:

- The wooden staircase will be constructed of locus or a Brazilian hardwood;
- A platform will be installed midway on the staircase for safety issues;
- The riser steps will be open as presented in the sketch drawing;
- The footings will be set in sonotubes;
- The stairway will allow the erosion issues to be alleviated and allow the land to re-vegetate;
- As presented in the application, a granite maker will be installed on the south side; and

- The permeable pavers will be a gray color.

The Commission's approval is for a six (6') foot wide staircase.

Mr. Penn made a motion, seconded by Mr. Ballard, for approval to construct a wooden staircase, granite marker, and pavers.

6 Ayes (Penn, Ball, McQueeny, Ballard, Riordan, and Vaillancourt)
1 Recuse (Gilpin)

0 Nays

Stanley & Barbara Nyzio. Plat 6, Lot 131. Application by Stanley Nyzio to replace windows.

William Lambert presented on behalf of the owner. Mr. Lambert explained four windows on the third floor will be replaced with one over one double hung windows. Mr. Lambert submitted photographs of the proposed windows to be installed. The Fire Marshalls office noted that the inn is in violation of the egress thus the need for new windows. it was noted by the board that the majority of the existing windows to remain are 2 over 2.

Mr. Vaillancourt made a motion to approve replacement windows for Stanley Nyzio, Plat 6, Lot 131 based on the following findings of fact:

- Gables Inn is a historic building located within the Historic District;
- The approval is for the replacement of four windows on the third floor;
- The approval is for the same size window opening with a 5 inch crown molding; and
- The one over one "on site" windows can be installed, however
- The sashes must be replaced with 2 over 2 ordered units by June 1, 2014.

7 Ayes (Penn, Ball, McQueeny, Gilpin, Ballard, Riordan, and Vaillancourt)

0 Nays

Correspondence

Receipt of a letter dated April 3, 2014 from Marc Tillson, Building Official to Joseph Brennan for Andiamo Zeke LLC.

The Commission received a letter from Marc Tillson, Building Official, Plat 6, Lot 89, Andiamo Zeke, LLC regarding the construct of an outdoor dining terrace at Aldo's Bakery. Mr. Tillson stated in the letter addressed to the contractor Joseph Brennan "You must also receive approval from the Historic District Commission for the changes in dimension to the terrace approval."

Receipt of a letter dated April 2, 2014 from Virginia Hesse, Historical Preservation & Heritage Commission to Frank DiBiase re: Spring House Hotel Temporary Greenhouse.

The Commission received a letter from Virginia Hesse, Historical Preservation & Heritage Commission addressed to Frank DiBiase for the approval of the temporary greenhouse.

Old Business

Update on Sign Enforcement Plan.

Terri Chmiel explained, Marc Tillson, Building Official sent a Public Notice to the Block Island Times. The Notice outlined the process of a sign complaint, Notice of Violation, and fines. The Public Notice will be published in two editions, as well as, the Memorial Day issue. Terri Chmiel will email the Public Notice to the Commissioners.

Adjournment

Mr. Gilpin made a motion, seconded by Mr. Ballard, to adjourn the meeting at 9:15pm.

7 Ayes (Penn, Ball, McQueeney, Gilpin, Ballard, Riordan, and Vaillancourt)

0 Nays

Respectfully submitted,

Teressa L. Chmiel

Administrative Assistant Building & Land Use Department

Approved: June 16, 2014